

**Lake Manassas Residential Owners Association
Policy Resolution No. 020120-01
(Relating to certain Residential Unit Inspections)**

WHEREAS, Article III, Section C.17 of the Bylaws and Article II (a) and Article IX, Section 3 of the Declaration of Covenants, Conditions, and Restrictions for Lake Manassas Residential Owners Association (“Declaration”) provide that the Board of Directors (“Board”) may exercise all the powers and duties necessary for the administration of the affairs of the Association, including the adoption of rules and regulations;

WHEREAS, in accordance with Article I, Section 23 of the Declaration, an individual lot located within the Association and developed for use and occupancy as an attached or detached single family residence is referred to as a “Residential Unit;”

WHEREAS, Article IV, Section 2 (Owner’s Responsibility) of the Declaration states that “Each Owner shall maintain his or her Residential Unit and all structures, parking areas and other improvements comprising the Residential Unit in a manner consistent with the Community-Wide Standard and all applicable covenants;”

WHEREAS, Article IX, Section 3 of the Declaration and Article III, Section C.17(f) authorizes the Board to make and enforce reasonable rules and regulation governing the use of the Properties, which rules and regulations shall be consistent with the rights and duties established by the Declaration;

WHEREAS, Article XII, Section 6 of the Declaration prohibits Owners from maintaining any “unclean, unhealthy, unsightly, or unkempt condition on his or her Residential Unit;”

WHEREAS, Article II (c) and (e) of the Declaration authorizes the Board to assess violation charges and/or to suspend the rights to use the Association’s facilities for violations of the Association’s governing documents and/or duly adopted rules and regulations; and

WHEREAS, Article IX, Section 5 authorizes the Association to exercise any other right or privilege given to it expressly by the Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it by the declaration or reasonably necessary to effectuate any such right or privilege;

WHEREAS, based on the above, the Association has the implied authority to enter and conduct inspections on the individual Residential Units to be able to enforce the rules and regulations, in accordance with Article IX, Sections 3 & 5 of the Declaration when such entry is necessary to identify or confirm a violation when such identification and/or confirmation is not attainable from common area; and

WHEREAS, the Board of Directors believes it to be in the best interests of the Association to establish procedures for Residential Unit inspections.

NOW THEREFORE, be it resolved, that the Board of Directors hereby adopts the following.

Residential Unit Inspection Policy

- Visual inspections of Residential Units are conducted by the Association and its management agent to ensure that the Residential Unit, and all structures, parking areas and other improvements comprising the Residential Unit, are maintained in a manner consistent with the community-wide design standards, use restrictions, and property maintenance standards set forth in the Declaration or duly adopted policy resolutions approved by the Board.
- Authorized visual inspections by the Association or its management agent will be conducted, to the extent feasible, from Association common areas and, when authorized, the properties of the Lake Manassas Association (LMA).
- In cases where the exterior elevations and yards of a residential unit cannot be viewed from a common area or authorized LMA property for the purpose of visual inspection, the person conducting the inspection may enter the driveway, walkways, and open spaces of the Residential Unit for the purpose of conducting inspections to identify violations or confirm the mitigation of a violation.
- Except in an emergency situation, prior to any entry onto homeowner property, the Association shall provide reasonable notice to the homeowner(s).
- Entering onto homeowner property to perform inspections will be done in a manner that is the least intrusive and most respectful of privacy as possible.

DRAFT 01/23/2020

**LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION
RESOLUTION ACTION RECORD**

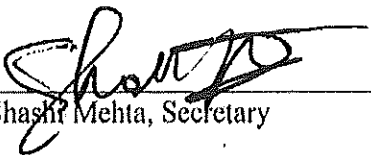
Resolution Type: Policy No. 020120-01

Pertaining To: Relating to Certain Residential Unit Inspections, duly adopted by the LMROA Board of Directors, March 10, 2020.

Motion By: Don Minogue Second By: Joe Greenlee

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Gary Border President	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Bob Hale Vice President	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Don Minogue Treasurer	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Shashi Mehta Secretary	<u> x </u>	<u> </u>	<u> </u>	<u> </u>
Joe Greenlee Director	<u> x </u>	<u> </u>	<u> </u>	<u> </u>

ATTEST:



Shashi Mehta, Secretary

March 10, 2020
Date

Resolution effective: March 10, 2020